

**AGENDA
Zoning Board
Borough of Rumson
January 21, 2020
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. Reorganization:

Swearing in of new and reappointment of current of Zoning Board Members

Election of Chairman

Election of Vice Chairman

Resolution to appoint the Zoning Board Attorney

Resolution to appoint the Zoning Board Engineer

Meeting Schedule 2020

2. The application of **Mark & Amy Sergeant**, 6 Island Road (Block 72, Lot 1, R-5 Zone) to expand existing two-car detached garage at the existing premises. The property is currently non-conforming in principle building front setback 35 feet required; 23.7 feet existing, accessory building side setback required 6 feet; 1.7 feet existing and maximum floor area permitted 3,500 sf.; 3,658.8 existing. New construction will create non-conformities in Maximum Building Coverage 3,039 sf. Permitted; 3,169 sf. Proposed and Ground floor area of all accessory buildings may not exceed 40% of the ground floor area of the principal building 882 sf. Permitted; 1,282 sf. Proposed and will increase non-conformity in Maximum Floor Area Permitted 3,500 sf.; 3,658.8 Existing; 4,121.8 Proposed.

3. The application of **Christian & Erica Platusich**, 64 Washington Street (Block 34, Lot 5, R-5 Zone) to construct a new covered front porch and extend existing attached garage at the existing premises. The residence is currently non-conforming in Front Setback 35 feet Required; 34.5 feet Existing, Side Setback Required one side 8 feet and total of 18 feet / Existing one side 5.0 feet and total of 14.2 feet and Maximum Building Coverage 1,164 sf. Permitted; 1,400 sf. Existing. In addition, the existing shed is non-conforming in side and rear setback 5 feet Required; 3.0 feet side and 1.5 feet rear Existing. New construction will create non-conformity in Maximum Building Coverage 1,531 sf. Permitted; 1,400 sf. Existing; 1,661 sf. Proposed and will increase the non-conformities in Front Setback 35 feet Required; 34.5 feet Existing; 27.5 Proposed and Maximum Floor Area 2,590 sf. Permitted; 2,617sf. Existing; 2,706 sf. Proposed.

4. (Rescheduled To February 18, 2020 Meeting) The application of **Colin & Sarah Bradley**, 94 West River Road (Block 1, Lot 8, R-1 Zone) to construct a new covered porch, enclosure of existing breezeway, conversion of existing two-car garage into living space and the construction of a new two-car attached garage at the existing premises. The property is currently non-conforming due to the pre-existing multiple residences principal building and secondary residential accessory building, which is not a permitted use, Minimum Lot Width & Frontage 200 feet required; 97.46 feet existing, Interior Lot Shape 115 feet required; 17.46 feet existing and having an accessory building located in the front yard between the street and the principal residence. The residence is non-conforming in Minimum Side Setback one side 40 feet and total of 80 feet required; one side 13.5 feet and total of 35.5 feet existing. The existing accessory building (Garage/Apartment) is non-conforming being located in the front yard between the street and the principal residence, side setback 15 feet required; 3 feet existing, building height 26 feet permitted; 26 feet existing, second floor usable floor area is greater than one-half ½ of the ground floor, and having heat and air conditioning. New construction will create no new non-conformities.

AGENDA
Zoning Board
Borough of Rumson
January 21, 2020
7:30 P.M.

ADMINISTRATIVE:

Approval of November 19, 2019 Minutes

Approval of January 21, 2020 Resolutions:

Chris & Stephanie Ade, 8 Ivins Place (Block 107, Lot 1, R-2 Zone)

Kevin & Beth Connors, 14 Monmouth Avenue (Block 131, Lot 7, R-4 Zone)

State Shorthand Reporting Service